



City Council

ZON24-00164

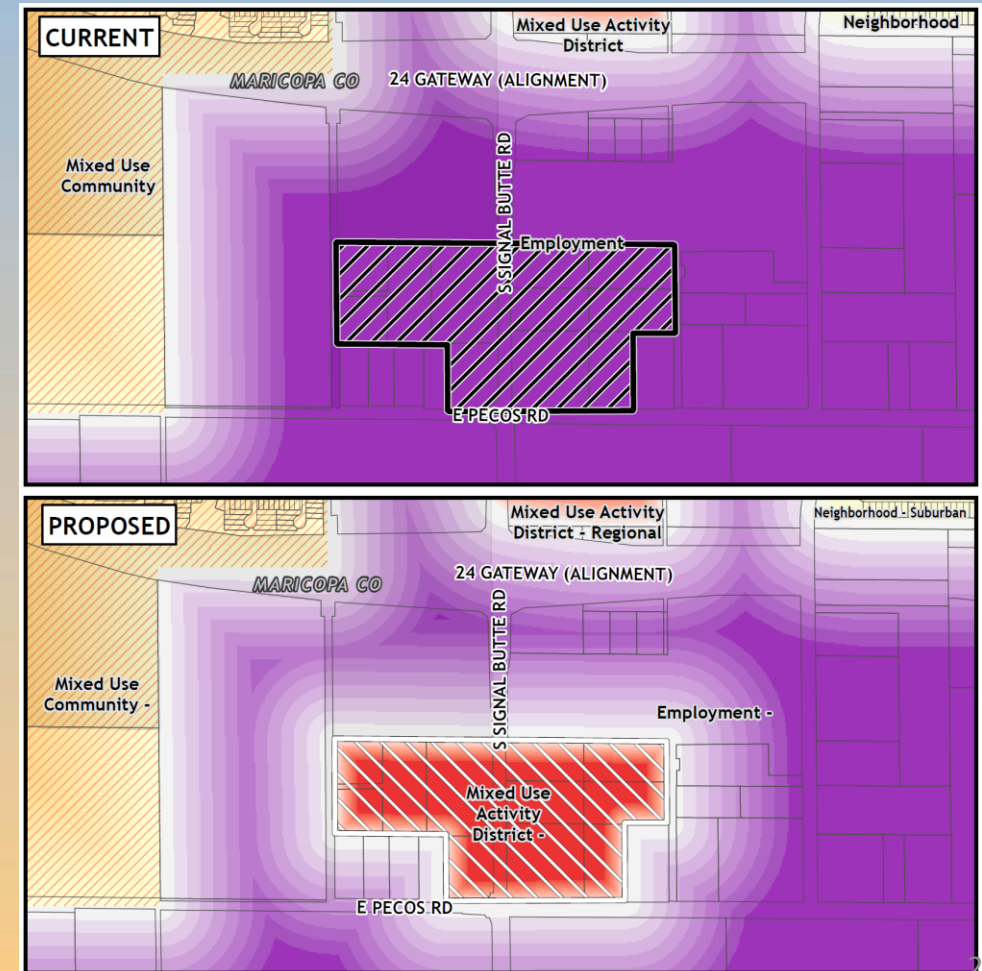
Mary Kopaskie-Brown, Planning Director

October 21, 2024
1



Request

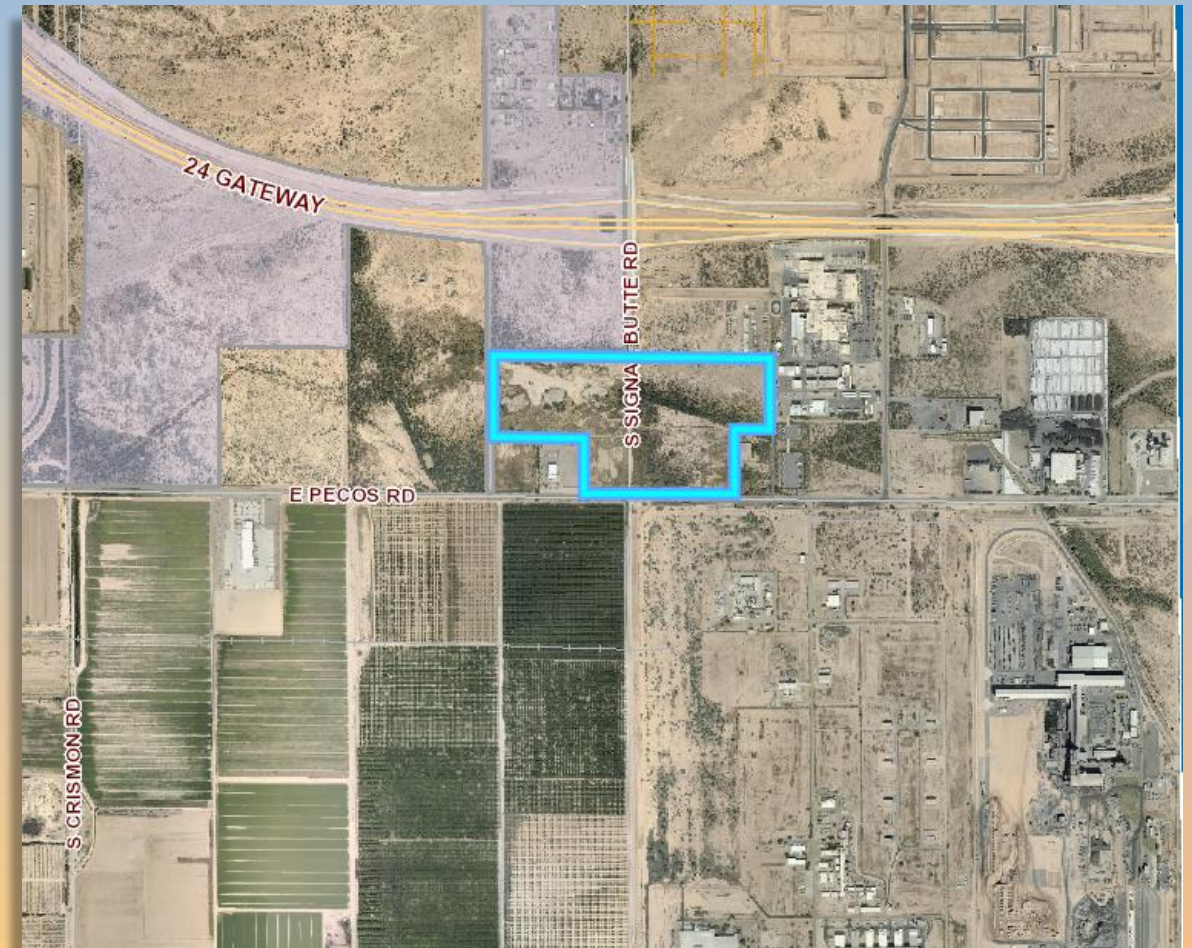
- Minor General Plan Amendment
- From Employment
- To Mixed Use Activity





Location

- North side of Pecos Road
- Eastern and western sides of S Signal Butte Road
- South of SR 24





Zoning

- Current
 - Light Industrial (LI)
 - Agricultural (AG)
 - General Industrial (GI)
- Proposed
 - General Commercial (GC)
- Automobile Sales are an allowed use in the GC Zone

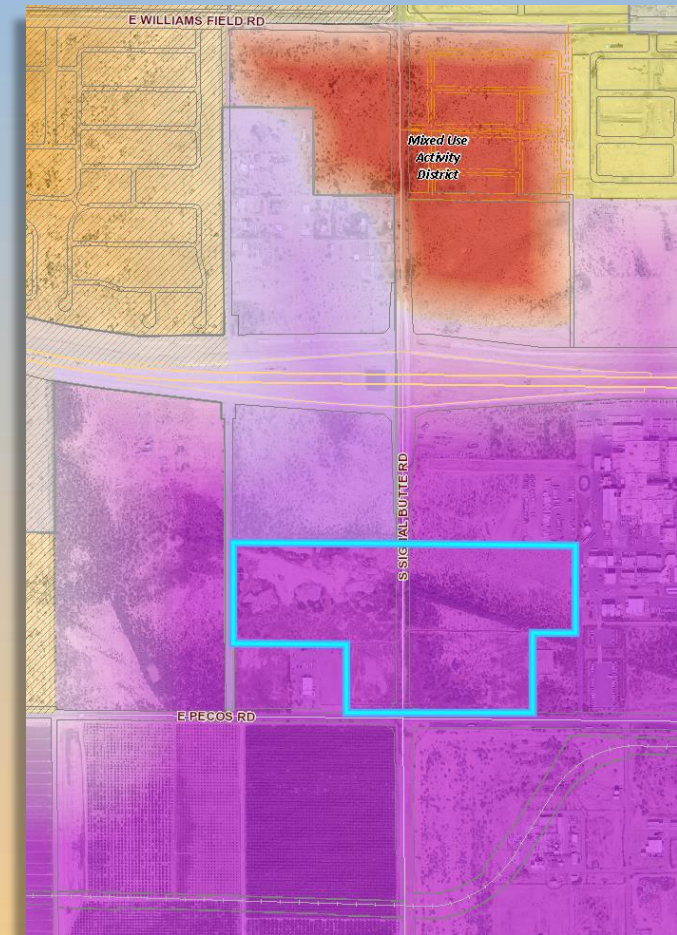




General Plan

Employment Character Area

- Proposed GC is a secondary zoning district
- Automobile Sales is not listed as a primary use
- Requires a General Plan Amendment





Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
 - Degree of impact to surrounding community
 - Existing land use patterns in the area
 - Extent that benefits outweigh impacts
 - Whether the change will result in a loss of land for other uses



Minor General Plan Amendment

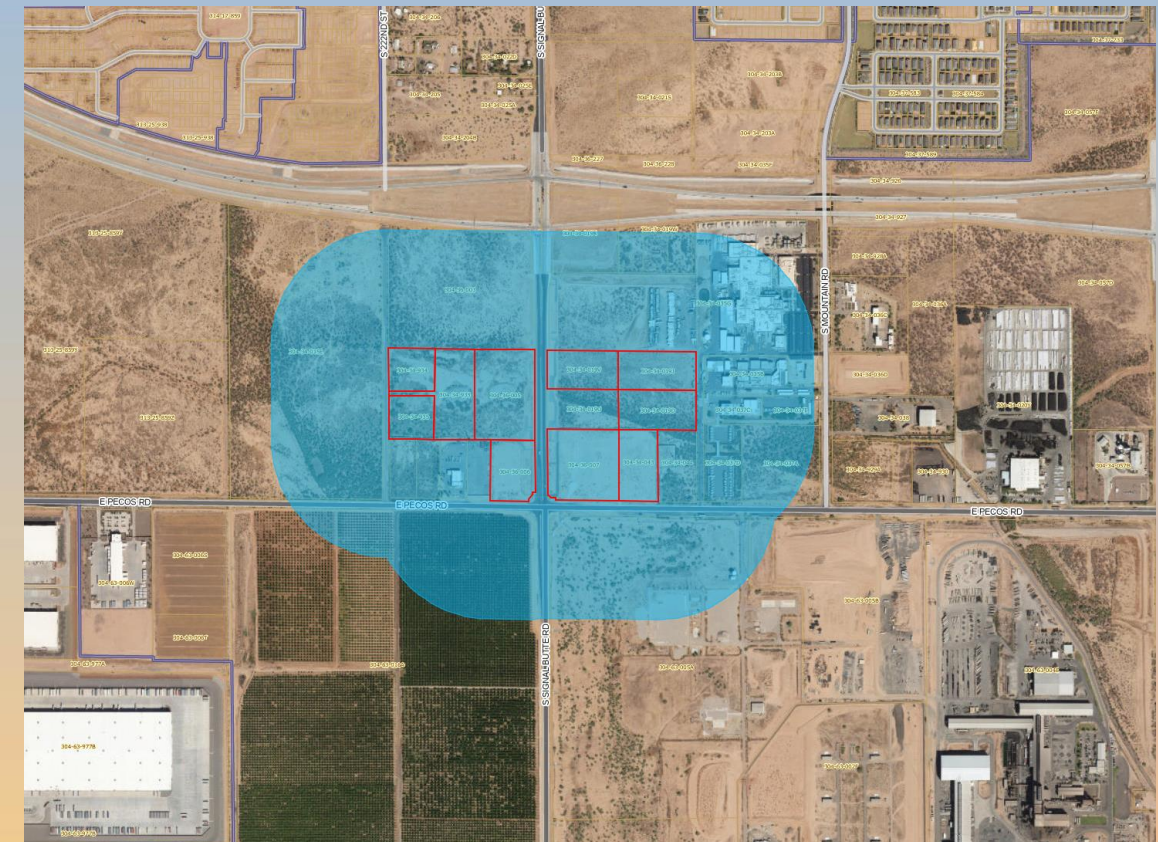
General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of commercial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
 - Consistent with the Destination at Gateway Automall to the North
- Extent that benefits outweigh impacts
 - Provides additional Tax Base
- Whether the change will result in a loss of land for other uses
 - No change of land for other uses in the area



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on February 7, 2023, with 2 attendees
- Questions raised about project timing, access and Right-of-Way improvements





Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

***Staff Recommends Adoption
Planning and Zoning Board Recommends Adoption (5-0)***



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